

REAL BUILDING BUREAU WOULD SAVE CITY MONEY

Budget Would Be Less by \$250,000 and Fire Department Need Not Be So Great.

A saving of three-quarters of a million at least in the budget, reduction of the Fire Department force, increase of men for police duty, the abolishment of the Fire Prevention Bureau and Tenement House Department and the relief of the Health Department and the Water, Gas and Electricity Department are promised by a measure which will be introduced in the next Legislature by the State Factory Board, a measure which has so far not been opposed by the real estate interests of the city. The measure is the one which calls for the consolidation of the duties of the various departments which have to do with new buildings, under one department, the Department of Buildings.

Rudolph P. Miller, former head of the Manhattan Bureau of Buildings, and for the time being superintending the work of revising the building code, told the members of the Building Managers Association at the Underwriters Club last week that he had known of a case where a builder had to have his plans passed by eight departments before he could start construction. In most cases he said it was necessary for a builder to go to at least three different departments to have his plans passed on if he does not wish to court trouble and a lot of expense. The Building Department, he said, has jurisdiction over the construction of the four walls and the floors of a building. There its duties end and those of other departments begin. If it is a tenement that is being erected then the Tenement House Department says what size rooms must be laid out or whether the court in the proposed building is large enough. Then the Health Department looks after the plumbing and a few other things in the building. If not what the health inspectors think should be then the building is not erected even though passed by the other departments.

The Fire Prevention Bureau looks after the fire protection afforded by the building. If it is a loft structure or a factory then the Labor Department steps in and the builder who forgets to have the labor bureau (L. B.) K. his plans in for a peck of trouble. If the building is for amusement, such as a moving picture house, then the Mayor's license bureau looks over the plans before it can be built, and where there is a boiler the Police Department must be considered. This multitude of departments is most costly and troublesome, much time being lost in getting plans for new buildings or alterations through.

Each department interprets the law in a different light, and as there is no head to decide seemingly intricate questions, builders or real estate men are the losers. Often leases have been made with concerns not permitted in certain buildings by one department, while another says it is all right and sanctions the changes that the prospective tenant proposes to make. The result is that the tenant is afraid of the city departments and a string of conflicting orders and localities elsewhere, to the loss of the owner of the building, who must pay taxes to the city, which in turn pays the salary of the men who have prevented him from getting an income from his building. This is a state of affairs that has existed for years and which has been permitted to exist because of lack of cooperation on the part of the real estate interests of the city.

Mr. Miller thought the idea of consolidation a good one. He said that the formation of the Building Department in 1892 was for that purpose, but that the framers of the measure, creating the Department did not make the law broad enough to cover future developments. From time to time the duties of the Department of Buildings have been lessened until now its power in the construction of a building is limited to the four walls and the flooring. The interior is a matter for departments least fitted to look after such matters. Another fault with the present system is that each borough has a building department of its own. Building operations in Manhattan have fallen off two-thirds over last year, Mr. Miller said, while in Queens and Brooklyn there is much building, so much that the departments have not men enough to make inspections, thereby holding up the work. If the building departments of the various boroughs were under one head, as every other department in the city government is, the idle inspectors in the Manhattan bureau could be transferred to Brooklyn and Queens, or any other borough where required.

Mr. Miller said that the department should be divided into three divisions, construction, maintenance and fire extinguishing. This would mean cooperation and probably a saving in the number of men to be employed. Good construction, followed by maintenance and fire inspection under the same department would reduce the fire loss in this city considerably.

Lawrence M. D. McGuire told the building managers that the Building Department and the salaries paid men in one or two other departments inspecting buildings amounted to more than \$2,200,000 a year. He said that a saving of three-quarters of a million was certain according to Mr. Miller's plan.

NEW BROOKLYN DWELLINGS.

Forty-eight Planned Last Week—Also Eight Apartments.

Brooklyn builders continue to show an inclination toward the erection of small dwellings. Plans filed with the Building Bureau last week call for seventy-five structures to cost \$294,800, and of this amount nearly two-thirds, \$206,600, will be spent for forty-eight small dwellings. Only eight tenements are to be erected, which will cost \$157,000. The difference is to be spent on nineteen miscellaneous structures.

The largest development in the small building line will be conducted by the Seventy-fifth Street Building Company in the South Brooklyn section on the block front on Seventy-fifth street, between Eleventh and Twelfth avenues, where nineteen two-story structures will be built at a cost of \$51,000. In the same territory on Seventy-third street, west of Fifth avenue, Herman C. Lucke will spend \$45,000 for ten similar buildings.

Two residences are to be erected at Sea Gate, Coney Island, Clarence V. Zipp will spend \$10,000 for one to be located on the southeast corner of Highland and Lynne avenues.

The Homebased Building Company proposes to spend \$48,000 for eight three-story stores and dwellings to be located on the south side of Avenue M, 20 feet east of Thirtieth avenue, and the south-

HOUSES FOR SALE—BROOKLYN.

Realty Associates

Easy Housekeeping Homes
Eastern Parkway Heights

Highest Elevation in Brooklyn.

Union Street, Between Rogers and Nostrand Aves.

The most successful type of dwelling ever built in Brooklyn. Take either St. John's Place, Rogers avenue, Ocean Avenue, Nostrand Avenue, or Lorimer Street trolley Station of Eastern Parkway Subway now building is only half block from property. Two stories and cellar, handsome stone front—porches front and rear—9 rooms and bath, hot water heat, instantaneous gas water heater—electric lights, tiled mantel and hearth—hardwood floors and hardwood trim throughout—kitchen and bathroom floors and walls tiled.

Terms \$1,000 Cash

Balance \$60 monthly to cover interest on Bank Mortgage of \$5,500—5% interest and principal on remainder, thereby paying off \$2,500 on principal in 6 years and 10 months. Savings bank accounts taken in payment.

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BOROUGH OF BROOKLYN—FOR SALE.

IMPROVED HOUSE, containing Nine Rooms, all improvements, on plot of ground 10x120, in beautiful Kings Highway section, 15 minutes to New York City, Brighton Beach, L. I. Public and parochial schools two blocks away, churches of all denominations nearby. For sale at a bargain to cash buyers; negotiable first place. For particulars, address REALTY ASSOCIATES, Box 123 Sun.

FARM LANDS.

OPPORTUNITIES IN WASHINGTON—write State Bureau of Immigration, Dept. 43, Olympia, Wash., for circulars. Detailed information by counties and opportunities in stock raising and poultry farming. Bureau does not sell land; correspondence answered.

East and southwest corners of Avenue U and East Fourteenth street will be developed by the same company at an expenditure of \$20,000 with two similar buildings.

In the northeast corner of Avenue I and East Nineteenth street the Ascutney Realty Company will erect a two-story dwelling at a cost of \$3,000.

Three four-story apartments are to be built on the north side of President street, 200 feet west of Nostrand avenue, at a cost of \$36,000, by Isador Kuller, George I. Galatzka will erect a five-story tenement at a cost of \$45,000 on the east side of Clarkson avenue, south of Lafayette avenue. A plot on the south side of Park place, 100 feet east of Howard avenue, will be improved with a four-story brick tenement at a cost of \$25,000 by David Isaacowitz. Morris Kait will spend \$20,000 for a four-story brick tenement to occupy a site on the south side of Clarendon road, east of Bedford avenue.

BIG DROP IN BUILDING.

Country Shows September Loss—Denver Makes Big Gain.

Countrywide building showed a decided loss during September, the aggregate of 121 leading cities of the United States having been 17.7 per cent smaller this year. *Reader's Digest* reports the total for the 121 cities at \$44,016,916, a decrease of 16.6 per cent from August and of 33.5 per cent from September a year ago, which month showed a gain of 11 per cent over September, 1912. As showing the prevalence of decreases from last year, it might be noted that out of 121 cities, 87, or 72 per cent, showed losses from September, 1913.

Large gains in the outlying boroughs of New York more than offset decreases in Manhattan, the result being a gain in Greater New York of 5.2 per cent. Chicago reports a decrease of 37 per cent from last year in September, Philadelphia a falling off of 58 per cent, and Los Angeles a decrease of 36.7 per cent. Among larger cities showing gains were St. Paul, with an increase of 209 per cent, Cleveland a gain of 9 per cent, and Denver an increase of 241 per cent.

NEWARK BUILDING SCHOOLS.

More Than \$1,500,000 Spent Last Year—Plans for New Building.

NEWARK, N. J., Oct. 10.—More than a million and a half dollars was spent on new school buildings and additions to schools by the local board of education during the last twelve months. A permit was issued by the Building Department this week for an addition, three stories high, to the Thirtieth avenue school, between Norfolk and Richmond streets, 115x114. The cost \$115,000.

Drawings are completed for additions to the North Seventh street and the Oliver street schools, which will mean the start of two new buildings. A new school is to be built in Seventh avenue near Clifton avenue, to cost \$102,000. It will have twelve classrooms, auditorium and gymnasium. The location has not been selected.

Alterations to the Market street school will call for the spending of another \$60,000.

QUEENS MARKET ACTIVE.

During the last month there has been activity in real estate transactions in Queens almost equal to that of a year ago. This fact is confirmed by the report of Clerk Lewis J. Ruff, issued last week, in which he states that during the month of September there were recorded at his office 921 deeds and mortgages, the casual visitor represented in almost equal number large transactions for the purpose of development and the purchases of home buyers.

In regard to the mortgages the total value of the loans was less than 40 per cent of the value of the land, indicating that the buyers are taking a good percentage of equity in the property.

MOTOR AS SELLING AGENT.

Excellent Results on Long Island Where Roads Are Good.

There has been marked indication already of a large increase in the 1914 population of North Shore communities in 1915 and the automobile is responsible for much of it. People seek this section of Long Island for a quiet life in the country, and as a result become attracted and interested in many places along the Sound waterfront. J. W. Doolittle, one of the prominent developers of North Shore property, known as Douglass Park, recently said "that in the last year he traced several sales to automobile touring." People passing through a modern home development where a number of well-destined houses have been built and where the roads are properly made, sidewalks and other improvements installed, cannot help but be impressed with the advantages of suburban living.

A developer cannot spend his money where he will get greater return than by keeping the appearance of the property up to a certain high standard. This not only impresses the casual visitor, but causes him to look twice, but holds the interest of the man already living in the area. Real estate is no exception to the rule, that the best advertising in the world is the wagging tongue of a satisfied purchaser.

MULRY ADVISORY COUNCIL HEAD

Thomas M. Mulry, president of the Emigrants Industrial Savings Bank, has been elected chairman of the advisory council of real estate interests to succeed John Claffin, who has resigned. Edward C. Blum of the firm of Abraham & Straus, was elected as representative upon the council from Brooklyn.

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- 200 West 58th Street Cor. 7th Ave.
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- 24 West 59th Street
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- 27 East 62d Street
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One furnished apt., 14 rooms, 4 baths...\$10,000
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6 rooms and bath.....\$1,020—\$1,080
- 69-73 East 92d Street Cor. Park Ave.
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- 136 Madison Avenue Cor. 31st St.
3, 4, 8, 9 and 10 rooms and baths...\$1,000—\$2,600
- 780 Madison Avenue At 67th St.
9 rooms and 2 baths.....\$2,000
- 535 Park Avenue At 61st St.
7 rooms and 2 baths.....\$2,500
- 563 Park Avenue At 62d St.
8 and 10 rooms, 2 and 4 baths...\$3,000—\$6,000
- 829 Park Avenue Cor. 76th St.
7 and 8 rooms, 2 and 3 baths...\$1,200—\$3,200
- 875 Park Avenue Cor. 78th St.
7 and 8 rooms, 2 and 3 baths...\$2,600—\$2,900
- 929 Park Avenue Near 81st St.
12 rooms and 4 baths.....\$4,000—\$5,000
- 45 Fifth Avenue At 11th St.
7 rooms and bath.....\$1,250
- 110 Riverside Drive Cor. 83d St.
9 rooms and 2 baths.....\$2,000
- 244 Riverside Drive S. W. Cor. 97th St.
5, 7 and 8 rooms, 1 and 2 baths...\$900—\$1,500
- 465 Central Park West At 106th St.
7 and 8 rooms and bath.....\$1,000—\$1,200
- 804 West 180th Street Cor. Pinehurst Ave.
4, 5, 6 and 7 rooms, 1 and 2 baths...\$480—\$950
- 723 St. Nicholas Avenue At 146th St.
6 rooms and bath.....\$780
- 25 Fort Washington Avenue At 160th St.
5, 6 and 7 rooms and bath.....\$600—\$900

Non-Housekeeping Apartments

- 1 West 30th Street
2 and 4 rooms, 1 and 2 baths...\$720—\$2,400
- 11 West 37th Street
3 rooms and bath.....\$1,500

- 116 West 59th Street
2, 3 and 5 rooms and bath.....\$1,000—\$3,000
- 165 West 72d Street
2 rooms and bath.....\$720

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2 rooms, bath and kitchenette...\$750—\$1,250

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until next spring or are you going to buy now? With very little low priced home building going on, indications point to a great scarcity of low priced homes next spring. There are a few of these low priced homes that can be had now. If you intend buying land for a home next spring, indications point to this land being more money than it can be bought for today.

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